

South Windsor

Hartford County

Single Family	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	25	23	- 8.0%	183	178	- 2.7%
Pending Sales	16	24	+ 50.0%	135	150	+ 11.1%
Closed Sales	23	23	0.0%	134	131	- 2.2%
Days on Market Until Sale	14	12	- 14.3%	18	14	- 22.2%
Median Sales Price*	\$550,000	\$500,000	- 9.1%	\$456,500	\$515,000	+ 12.8%
Average Sales Price*	\$554,565	\$543,174	- 2.1%	\$515,189	\$549,043	+ 6.6%
Percent of List Price Received*	104.8%	105.1%	+ 0.3%	105.4%	105.3%	- 0.1%
Inventory of Homes for Sale	36	24	- 33.3%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	13	8	- 38.5%	80	97	+ 21.3%
Pending Sales	15	7	- 53.3%	75	92	+ 22.7%
Closed Sales	15	16	+ 6.7%	75	88	+ 17.3%
Days on Market Until Sale	6	13	+ 116.7%	18	17	- 5.6%
Median Sales Price*	\$350,000	\$300,500	- 14.1%	\$277,500	\$336,500	+ 21.3%
Average Sales Price*	\$361,377	\$318,275	- 11.9%	\$309,934	\$338,982	+ 9.4%
Percent of List Price Received*	105.5%	104.1%	- 1.3%	104.1%	103.4%	- 0.7%
Inventory of Homes for Sale	11	10	- 9.1%	—	—	—
Months Supply of Inventory	1.1	1.0	- 9.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

